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NO TRANSFER
TAX PAID

QUITCLAIM DEED

(With Covenant)

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K NOW ALL MEN BY THESE PRESENTS, THAT **Red Bird Properties, LLC**, a Maine limited liability company whose mailing address is P.O. Box 551, Augusta, ME 04330, for consideration paid by **Jeffrey D. Cyr and Lisa M. Cyr**, whose mailing address is P.O. Box 551, Augusta, ME 04330, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said **Jeffrey D. Cyr and Lisa M. Cyr**, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land with the buildings thereon, situated in Waterville in the County of Kennebec and State of Maine on the Northerly side of Ash Street and bounded and described as follows to wit:

Bounded Westerly by the boundary line between the land now or formerly of John Fardy and the land now or formerly of Michael Frye on said Ash Street; southerly by the northerly line of said Ash Street fifty-eight (58) feet; easterly by a line running northerly one hundred twenty-five (125) feet more or less to land at one time conveyed by George Shores to Moses Lyford and others; northerly by the southerly line of land at one time of George Shores fifty-eight (58) feet to the said dividing line between said land of John Fardy and land now or formerly of Michael Frye, said lot or parcel hereby conveyed being otherwise described, as in deed of said John Fardy to Arthur W. Bushey, as follows, to wit: westerly by the boundary line between the land of said John Fardy and Michael Frye; southerly along the northerly line of said Ash Street fifty-eight (58) feet; northerly one hundred twenty-five (125) feet, more or less, to land at one time conveyed by George Shores to Moses Lyford and others, thence westerly fifty-eight (58) feet by land at one time owned by said Shores to the said dividing line between said John Fardy and Michael Frye.

It is hereby stipulated and agreed that no buildings shall be erected or moved nearer the street line than the buildings now upon the land hereby conveyed during the time John Fardy or Mary P. Fardy may own or occupy the adjoining premises.

Being the same premises conveyed by Jeffrey D. Cyr and Lisa M. Cyr to Red Bird Properties, LLC, by deed dated November 20, 2002 and recorded in the Kennebec County Registry of Deeds in Book 7157, Page 276.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Jeffrey D. Cyr and Lisa M.**

Smile, Smile, Love
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Cyr, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND IT does COVENANT with the said Grantees, as aforesaid, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, that it has good right to sell and convey the same to the said Grantees to hold as aforesaid, and that it and its successors shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said **Red Bird Properties, LLC** has caused this instrument to be signed by **Jeffrey D. Cyr**, its Manager thereunto duly authorized, this 21 day of December, in the year of our Lord 2003.

SIGNED, SEALED and DELIVERED
in presence of:

Red Bird Properties, LLC

John Branch
Witness

By: Jeffrey D. Cyr Manager
Jeffrey D. Cyr, Manager

STATE OF MAINE
Maine, ss

December 29, 2003

Personally appeared the above named **Jeffrey D. Cyr**, its Manager, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.



Before me,

Kelly Biodeau
Notary Public/ Attorney at Law

Print Name: Kelly Biodeau

KELLY BIODEAU
Notary Public, Maine
My Commission Expires January 01, 2010

RECEIVED KENNEBEC SS.

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RECEIVED DEEDS